118.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,800 / 957,800
					USE VALUE:	957,800 / 957,800
					ASSESSED:	957,800 / 957,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GONAGLE EDWARD T--ETAL
Owner 2:	MC GONAGLE BERNADETTE A
Owner 3:	
Street 1:	100 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,701 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2240 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12701.000	397,100		560,700	957,800
Total Card	0.292	397,100		560,700	957,800
Total Parcel	0.292	397,100		560,700	957,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.59 | /Parcel: 427.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76278
GIS Ref:
GIS Ref:
Insp Date: 09/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,100	0	12,701.	560,700	957,800	957,800	Year End Roll	12/18/2019
2019	101	FV	292,800	0	12,701.	552,700	845,500	845,500	Year End Roll	1/3/2019
2018	101	FV	292,800	0	12,701.	424,500	717,300	717,300	Year End Roll	12/20/2017
2017	101	FV	292,800	0	12,701.	400,500	693,300	693,300	Year End Roll	1/3/2017
2016	101	FV	292,800	0	12,701.	368,500	661,300	661,300	Year End	1/4/2016
2015	101	FV	285,500	0	12,701.	344,400	629,900	629,900	Year End Roll	12/11/2014
2014	101	FV	285,500	0	12,701.	317,200	602,700	602,700	Year End Roll	12/16/2013
2013	101	FV	308,100	0	12,701.	317,200	625,300	625,300		12/13/2012

!9184!

PRINT

Date	Time
12/10/20	23:41:29

LAST REV

Date	Time
10/02/18	08:46:43
apro	
9184	

USER DEFINED

Prior Id # 1:	76278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGONAGLE EDWAR	22155-359		6/25/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2003	859	Addition	120,000	C		G6	GR FY06	ADD 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
11/9/2005	Fieldrev-Chg	BR	B Rossignol
11/3/2000	Hearing Chag	189	PATRIOT
4/21/2000	Inspected	263	PATRIOT
2/14/2000	Measured	270	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12701		Sq. Ft.	Site		0	70.	0.63	6									560,719						560,700	

Total AC/HA: 0.29157 | Total SF/SM: 12701 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,719 | Spl Credit | Total: 560,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11874998
Const Adj.:	0.99989998
Adj $ / SQ:	139.830
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487797
Depreciation:	90730
Depreciated Total:	397067

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

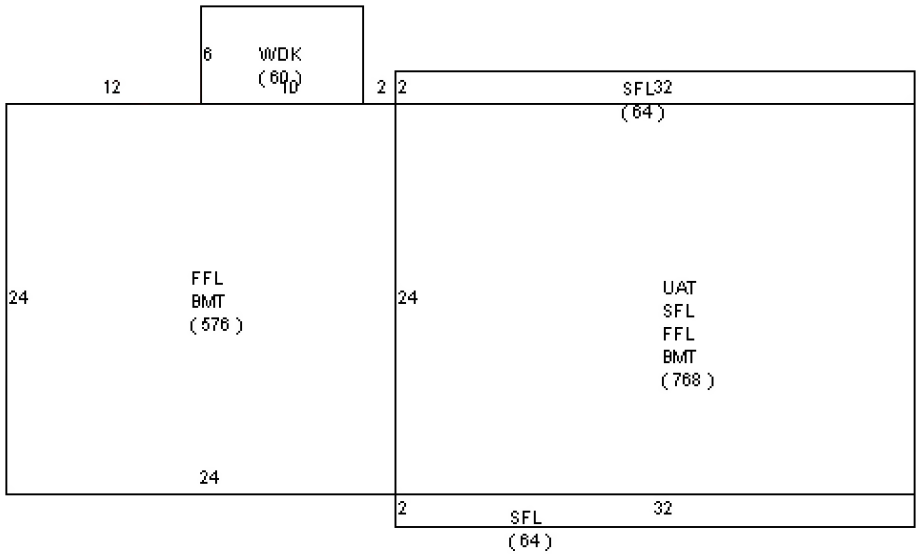
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.83
Special Features:	0	Val/Su Net:	103.52
Final Total:	397100	Val/Su SzAd	177.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,344	41.950	56,379
FFL	First Floor	1,344	139.830	187,931
SFL	Second Floor	896	139.830	125,287
UAT	Upper Attic	192	55.930	10,739
WDK	Deck	60	16.000	960

Net Sketched Area:	3,836			Total:	381,296
Size Ad	2240	Gross Are	4412	FinArea	2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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